

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF VIRGINIA
RICHMOND DIVISION**

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:
In re: : Chapter 11
:
CIRCUIT CITY STORES, INC., et al. : Case No. 08-35653-KRH
:
Debtors. : Jointly Administered
: Judge Kevin R. Huennekens
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**MOTION FOR EXPEDITED HEARING OF THE MOTION
AND SUPPORTING MEMORANDUM OF TAUBMAN AUBURN
HILLS ASSOCIATES LIMITED PARTNERSHIP FOR AN ORDER
(A) COMPELLING DEBTOR TO IMMEDIATELY PAY
ADMINISTRATIVE RENT PURSUANT TO 11 U.S.C. §§ 365(d)(3)
AND 503(b), AND (B) GRANTING RELATED RELIEF**

Taubman Auburn Hills Associates Limited Partnership (“Taubman”), by and through its counsel, Hunton & Williams LLP, hereby moves (the “Motion”) this Court for an expedited hearing on December 5, 2008, pursuant to Rule 9013-1(N) of the Local Rules of the Bankruptcy

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Court of the Eastern District of Virginia (the “Local Rules”), to consider the *Motion and Supporting Memorandum by Taubman Auburn Hills Associates Limited Partnership for an Order (A) Compelling Debtor to Immediately Pay Administrative Rent Pursuant to 11 U.S.C. §§ 365(d)(3) and 503(b), and (B) Granting Related Relief* (the “Motion to Compel”). In support of this Motion, Taubman respectfully states as follows:

I. Jurisdiction

1. The Court has jurisdiction over this matter pursuant to 28 U.S.C. §§ 157 and 1334.

2. Venue is proper in this district pursuant to 28 U.S.C. §§ 1408 and 1409. This is a core proceeding pursuant to 28 U.S.C. § 157(b)(2).

3. The predicates for the relief requested herein are section 105(a) of 11 U.S.C. §§ 101-1532 (as amended, the “Bankruptcy Code”) and Local Rule 9013-1(N).

II. Relief Requested and Basis Thereof

4. Local Rule 9013-1 allows the setting of a hearing on an expedited basis as requested herein.

5. Additionally, section 105 of the Bankruptcy Code provides that the Court “may issue any order, process, or judgment that is necessary or appropriate to carry out the provisions of this title.” 11 U.S.C. § 105(a).

6. On November 26, 2008, Taubman filed the Motion to Compel, wherein it seeks this Court’s entry of an order (a) authorizing and directing Circuit City Stores, Inc., one of the debtors in the above-captioned bankruptcy cases (the “Debtor”) to immediately pay the November Administrative Rent (as defined below) owed to Taubman pursuant to sections 365(d)(3) and 503(b) of the Bankruptcy Code, (b) authorizing and directing the Debtor to

reimburse Taubman for all of its reasonable and actual attorneys' fees and costs incurred in preparing and prosecuting the Motion to Compel due to the Debtor's failure to comply with the terms of the Lease (as defined in the Motion to Compel) and Sections 365(d)(3) and 503(b) of the Bankruptcy Code, (c) authorizing and directing the Debtor to make all future monthly payments of administrative rent and related charges to Taubman in full on or before the first day of the month for which such administrative rent and related charges accrue, as required by the Lease, and (d) granting such other and further relief as this Court deems just and proper.

7. Taubman believes that it is critical that this Court consider the Motion to Compel no later than December 5, 2008. The Debtor has failed to pay Taubman the November Rent (as defined in the Motion to Compel), and, most importantly for the purpose of this Motion, has failed to pay the portion of the November Rent comprised of the "stub" administrative rent and other related charges due and owing under the Lease for the post-petition period commencing upon November 10, 2008 and ending upon November 30, 2008 (the "November Administrative Rent"). Because the Debtor failed to pay the November Administrative Rent, absent an immediate order from the Court, the Debtor likely will continue to ignore its post-petition obligations under the Lease in violation of the Bankruptcy Code.

III. Local Rule 9013(N) Certification

8. Pursuant to Local Rule 9013(N), I certify that:
 - a. I am a member of the Bar of this Court.
 - b. I have carefully examined this matter and have concluded that there is a true need for an emergency hearing.
 - c. I have not created the emergency through the lack of diligence.

d. I have made a *bona fide* effort to resolve the matter without a hearing.

IV. Request for Waiver of Local Rule 9013-1(G)

9. Taubman respectfully requests that this Court treat this Motion as a written memorandum of points and authorities or waive any requirement that this Motion be accompanied by a written memorandum of points and authorities as described in Local Rule 9013-1(G).

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WHEREFORE, Taubman respectfully requests that this Court enter the proposed order attached hereto setting the Motion to Compel for consideration at an expedited hearing on December 5, 2008, and grant such other and further relief as may be just and proper.

Dated: November 26, 2008
Richmond, Virginia

Respectfully Submitted,

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CERTIFICATE OF SERVICE

I hereby certify that on November 26, 2008, a true and complete copy of the foregoing was filed and served electronically using the Court's ECF System and was sent by first class mail, postage prepaid, to the entities at the addresses indicated below and to the entities listed on the Bankruptcy Rule 2002 Master Service List attached hereto as Attachment A at the addresses listed therein.

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Attachment A
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